



**23 Beaconsfield Road, Woodbridge**  
Woodbridge

Guide Price **£395,000**





## 23 Beaconsfield Road

Woodbridge, Woodbridge

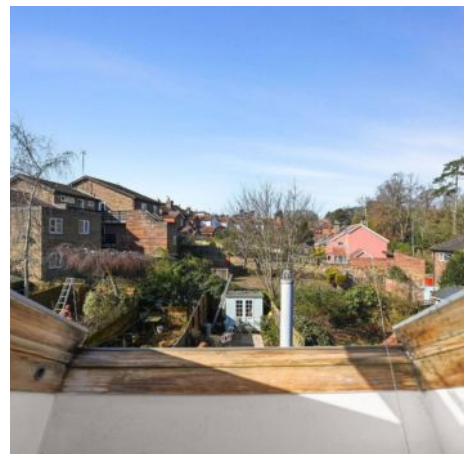
Potters are delighted to present this well-maintained three-bedroom townhouse, ideally situated close to the town centre of the picturesque market town of Woodbridge. Offering a blend of character and modern convenience, this home provides flexible living accommodation across three floors.

The ground floor features two welcoming reception rooms, a well-equipped kitchen/breakfast room, and a convenient ground-floor W.C. On the first floor, you will find two comfortable bedrooms and a family bathroom. The top floor boasts a spacious double bedroom, perfect as a master suite or guest room.

The property is located in a conservation area and offers gas central heating with newly fitted boiler in 2024, original sash windows with secondary double glazing, a fitted wood burner in the dining room and open working fireplace in the lounge. This property offers a wealth of original features giving a cosy ambiance throughout.

Outside, the property benefits from a charming courtyard garden with garden summer room ideal for enjoying outdoor relaxation with minimal upkeep.

This delightful home is perfect for those seeking a centrally located property with easy access to Woodbridge's excellent range of shops, cafés,





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Town: Lying on the banks of the River Deben the historic market town of Woodbridge is thriving with excellent local facilities including bars, cafes, pubs and restaurants. There is a Riverside Cinema, A top quality Leisure Centre, and Marina. In addition the town has an attractive range of shops and boutiques. The river offers water sports opportunities, together with golf, tennis, rugby and football clubs close by. The picturesque Suffolk Heritage Coastal area is on hand.

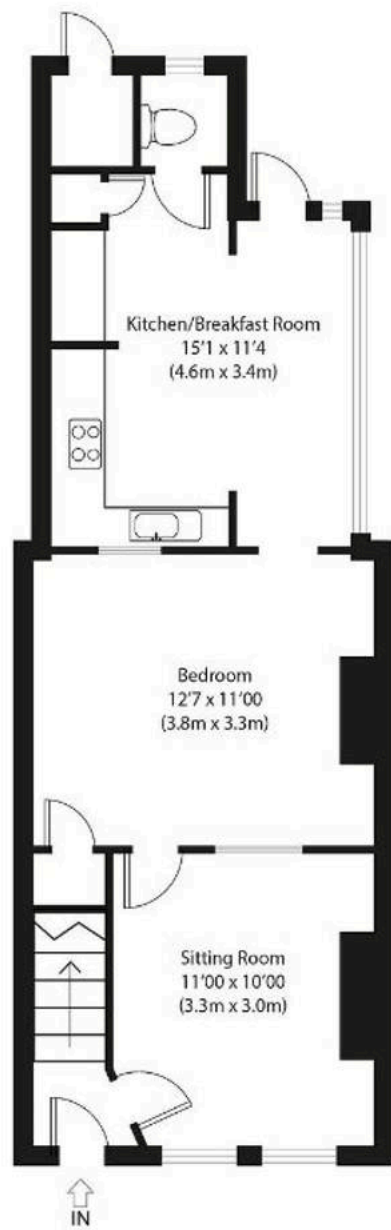
Council Tax band: C

Tenure: Freehold





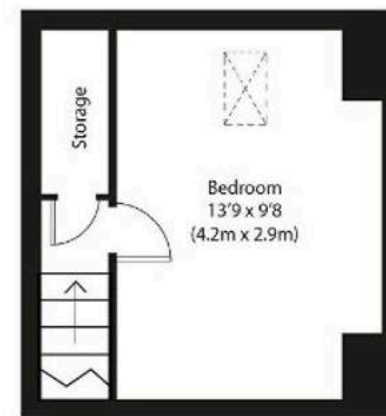




Ground Floor



First Floor



Second Floor

## Approximate Gross Internal Area 935 sq ft (87 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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## Potters Estate Agents

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